

ORDINANCE NO. \_\_\_\_ OF 2011

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SE CORNER OF LILLIAN AND HEARNE AVENUE, SHREVEPORT, CADDO PARISH, LA, FROM R-2, SUBURBAN, MULTI-FAMILY RESIDENCE DISTRICT TO B-1, BUFFER BUSINESS DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the SE corner of Lillian and Hearne Avenue, legally describe as rezone Lots 29 and 30, Murray Park Subdivision, Shreveport, Caddo Parish, LA., be and the same is hereby changed from R-2, Suburban, Multi-Family Residence District to B-1, Buffer Business District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with a revised site plan showing solid screened fencing. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
LAND USE REPORT – SEPTEMBER 7, 2011**

RM

<b>CASE NO:</b>	<b>C-69-11: 2639 Lillian Street</b>	District G/Jenkins
<b>APPLICANT:</b>	<b>CARVER BRANCH FEDERAL CREDIT UNION</b>	District: 5/Bowman
<b>LAND OWNER:</b>	<b>Billy R &amp; Patricia P. Casey</b>	
<b>LOCATION:</b>	<b>SE corner of Lillian and Hearne Avenue</b>	
<b>ZONING:</b>	<b>R-2 to B-1</b>	
<b>PROPOSED:</b>	<b>Bank/credit union or other uses within this zoning classification</b>	

**GENERAL INFORMATION:**

- The applicant is requesting to rezone this site from R-2, Multi-Family Residence District to B-1, Buffer Business District to permit a bank/credit union at this location
- The site is surrounded by R-2 with existing residences
- 

**SITE PLAN CONSIDERATIONS:**

- Site consist of 10,000 sq. ft. of property with 80' of frontage on Lillian Street and 125' of frontage on Hearne Avenue
- The proposed structure is 1,200 sq. ft.
- Landscaping appears to be adequate but no solid screened fencing is shown on site plan

**PUBLIC'S ASSESSMENT**

There was no opposition present. 6 people stood in favor of the application.

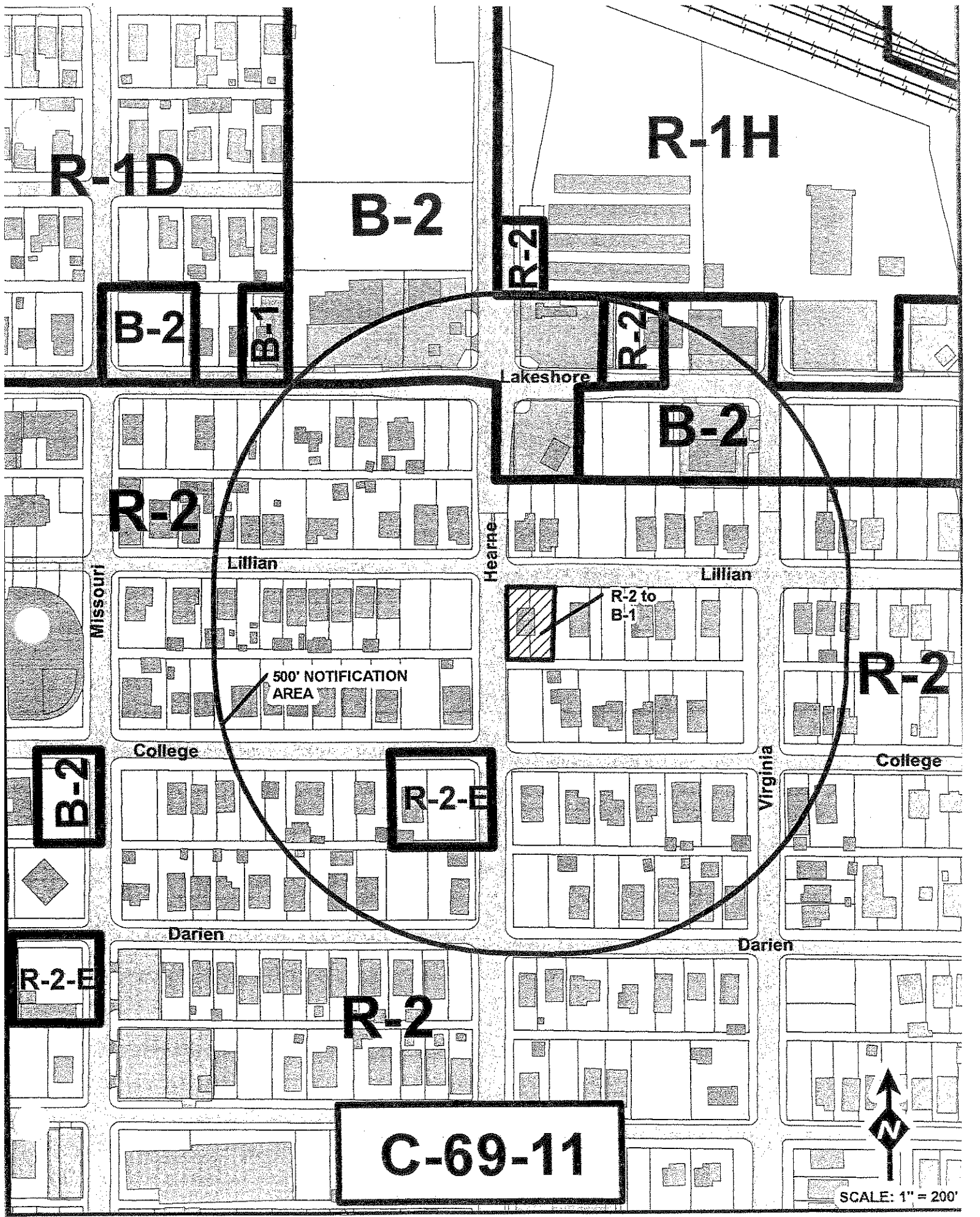
**BOARD'S DECISION**

The Board voted 6-0 to recommend approval of the application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with a revised site plan showing solid screened fencing. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



R-1D

B-2

R-1H

R-2

B-2

B-1

R-2

Lakeshore

B-2

R-2

Lillian

Hearne

Lillian

R-2 to  
B-1

500' NOTIFICATION  
AREA

R-2

College

B-2

R-2-E

Virginia

College

Darien

R-2-E

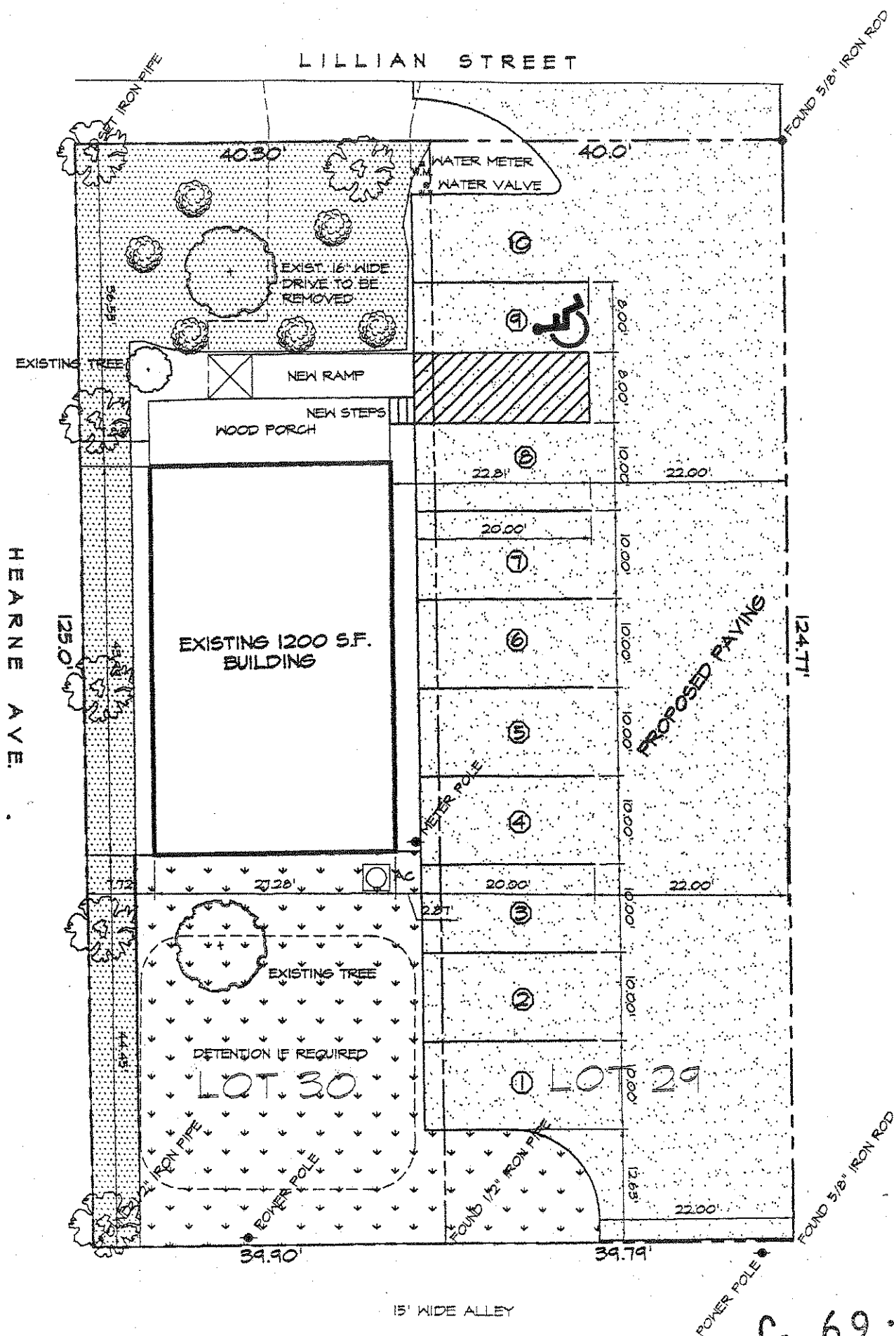
R-2

Darien

C-69-11



SCALE: 1" = 200'



APPLICATION: ✓ CITY CASE        PARISH CASEAPPLICANT'S NAME: CARVER BRANCH FEDERAL CREDIT UNION

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

BILLY R. CASEY, ATTORNEY

## MAILING ADDRESS FOR ALL CORRESPONDENCE:

MOHR AND ASSOCIATES, INC. 6025 BUNCOMBE ROADPHONE: 686-7190(between 8:00 & 5:00SHREVEPORT, LAZIP CODE: 71129-4099FAX # 686-7196

## EXISTING ZONING:

R-2

## PROPOSED ZONING:

B-1

## ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☐SITE PLAN ☒PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: CREDIT UNION OFFICEEXISTING USE: RESIDENCEIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: RENOVATED AS NECESSARY; ADDITIONAL  
PARKING LOTREASON FOR APPLICATION (justification for zoning change): CHANGE OF USEADDRESS OF SITE: 2639 AND 2635 LILLIANASSESSOR'S ACCOUNT NUMBER: 171402-080-0030-00 AND 171402-080-0029-00Found on tax notice - example; 171413-057-0047-00LEGAL DESCRIPTION: LOTS 29 AND 30, MURRAY PARK SUBDIVISION

**NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:** The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. **If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.**

BILLY R. CASEY (LOT 29)

PATRICIA P. CASEY

CARVER BRANCH FCU (LOT 30)

Name  
7505 PINES ROAD #1100; 71129Name  
7505 PINES ROAD #1100; 71129Name  
PO BOX 38140; S'PORT, LA 71133

Address

Address

Address

Signature

Signature

Signature

**STATEMENT OF INTENT  
GENERAL REZONING**

**APPLICANT'S NAME:** CARVER BRANCH FEDERAL CREDIT UNION

**NATURE AND DESCRIPTION OF BUSINESS:** CREDIT UNION

**REASON FOR AMENDMENT:** (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

       **ERROR** (there is a manifest error in the Zoning Ordinance)

✓ **CHANGE IN CONDITIONS** (changing conditions in a particular area make change in the Ordinance necessary and desirable)

       **INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY** (increased need for sites in addition to sites that are available)

       **SUBDIVISION OF LAND** (the subdivision of land into urban building sites makes reclassification necessary and desirable)

**SQUARE FEET OF PROPERTY:** 10,000 SQUARE FEET

**SQUARE FEET OF STRUCTURE(S)** 1,202 SQUARE FEET

**PARKING SPACES REQUIRED:** 6 **SPACES PROVIDED:** 8

**HOURS OF OPERATION** (state proposed hours) 8-5 AM

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

**IS WATER PROVIDED  
BY THE CITY OF SHREVEPORT?** YES

**IF NOT - WHAT IS THE SOURCE  
OF WATER?**       

**IS SEWER PROVIDED  
BY THE CITY OF SHREVEPORT?** YES

**IF NOT - WHAT IS THE SOURCE  
OF SEWER?**       

**IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT?**       

Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

**IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY?** NO

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**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
September 7, 2011**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, September 7, 2011, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Board members met for lunch at 12 noon at Chianti's Restaurant.

**Members Present**

Mary Ruffins, Chairman  
Christopher Washington, Secretary #►#  
Bessie Smith  
Mary Wilson  
Dale Colvin  
Larry Ferdinand  
Lea Desmarteau

#►# Left prior to voting so recorded as absent

**Staff Present**

Charles Kirkland, Executive Director  
Roy Jambor, Senior Planner  
Alan Clarke, Zoning Administrator  
Ione Dean, Senior Planner  
Stephen Jean, Senior Planner  
Diane Tullios, Office Administrator  
Ron Tisdale, Office Specialist

**Bus Tour**

Tour was cancelled; members were encouraged to individually tour the sites.

**Members Absent**

Winzer Andrews, Vice Chairman  
Desi Sprawls

**Others Present**

Evelyn Kelly, Asst. City Attorney  
Robert Westerman, Asst. City Engineer  
Sam Jenkins, City Council  
Joe Shyne, City Council  
Ken Epperson, Parish Commission  
Matthew Linn, Parish Commission

The hearing was opened with prayer by **MRS. RUFFINS** with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the August 3, 2011 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **FERDINAND**, and Meses. **DESMARTEAU**, **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **SPRAWLS**, and **WASHINGTON**.

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

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**CASE NO. C-69-11:** 2639 Lillian  
CARVER BRANCH FEDERAL CREDIT UNION  
Billy R & Patricia P. Casey  
SE corner of Lillian and Hearne Avenue  
R-2 to B-1  
Bank/credit union or other uses permitted within this zoning classification

**Representative and/or support:** (6 people stood in favor)  
Mr. Billy Casey, Credit Union (7505 Pines Road S-1100, Shreveport, LA 71129)

There was no opposition present.

A motion was made by MR. FERDINAND, seconded by MS. DESMARTEAU to recommend approval of the application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with a revised site plan showing solid screened fencing. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Mses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.